

City of Charlotte

Charlotte-Mecklenburg Government Center
600 East 4th Street
Charlotte, NC 28202



Zoning Agenda

Tuesday, December 3, 2024

Charlotte-Mecklenburg Government Center

Zoning Committee Work Session

Andrew Blumenthal, Chairperson

Shana Neeley, Vice Chairperson

Theresa McDonald

Clayton Sealey

Erin Shaw

Robin Stuart

Rick Winiker

Zoning Committee Work Session

Zoning Item

1. Rezoning Petition: 2024-072 by The Drakeford Company

Update: Petitioner is requesting deferral to January 7, 2025

Location: Approximately 19.58 acres located at the dead end of Harvest Hill Drive, east of Lawrence Orr Road, and north of Barcliff Drive. (Council District 5 - Molina)

Current Zoning: MX-1 INNOV (mixed use, innovative), N1-A (neighborhood 1-A), and IC-1 (institutional campus-1)

Proposed Zoning: MX-1 INNOV SPA (mixed use, innovative, site plan amendment) and N1-D(CD) (neighborhood 1-D, conditional)

2. Rezoning Petition: 2024-121 by Charlotte Planning, Design & Development Department - Text Amendment

The purpose of this text amendment to the UDO is to make changes that will result in better functionality. These changes provide greater clarity, new and updated definitions, adjusts use permissions and prescribed conditions, revises use names, updates graphics, and makes changes and additions to standards. There are proposed changes in 23 of the 39 Articles.

Public Hearing Held: November 18, 2024 - Item #23

Staff Resource: [Alan Goodwin](#)

[2024_121_Post_SA_final](#)

[#2024-121 \(Clean Up 4 AMENDED 11.25.24\)](#)

[2024-121 Consistency 10-14-2024](#)

3. Rezoning Petition: 2024-002 by Fernando Rivera

Location: Approximately 0.62 acres located along the south side of Wallace Lane, west of Dorn Circle, and east of East Independence Boulevard. (Council District 5 - Molina)

Current Zoning: N1-B (neighborhood 1-B)

Proposed Zoning: N1-E (neighborhood 1-E)

Public Hearing Held: November 18, 2024 - Item #25

Staff Resource: [Holly Cramer](#)

[2024_002_PostHSA](#)

[2024_002_consistency](#)

4. Rezoning Petition: 2024-051 by The Site Group, PLLC

Location: Approximately 3.44 acres located on the west side of Westpark Drive, east of Interstate 77, and south of Tyvola Road. (Council District 3 - Brown)

Current Zoning: ML-2 (manufacturing and logistics 2)

Proposed Zoning: IMU (CD) (innovation mixed-use, conditional)

Public Hearing Held: September 16, 2024 - Item #26

Staff Resource: [Joe Mangum](#)

[2024_051_PostHSA_DONE](#)

[2024_051_SitePlanRev_2024_11_22](#)

[2024_051_Consistency](#)

5. Rezoning Petition: 2024-089 by True Homes

Location: Approximately 4.09 acres located along the north side of Hovis Road, west of Wildwood Avenue. (Council District 2 - Graham)

Current Zoning: N1-C (neighborhood 1-C)

Proposed Zoning: N2-A(CD) (neighborhood 2-A, conditional)

Public Hearing Held: November 18, 2024 - Item #27

Staff Resource: [Maxx Oliver](#)

[2024_089_PostHSA](#)

[2024-089_SitePlanRev_24_10_11](#)

[2024_089_Consistency](#)

6. Rezoning Petition: 2024-095 by Tryon Advisors, LLC

Location: Approximately 6.508 acres located along the north side of Old Belmeade Drive, east of Belmeade Drive, and west of San Gabriel Avenue. (ETJ - BOCC: 2-Leake; Closest CC 3-Brown)

Current Zoning: N1-A (neighborhood 1-A)

Proposed Zoning: N1-A CCO (neighborhood 1-A, cottage court overlay)

Public Hearing Held: November 18, 2024 - Item #28

Staff Resource: [Maxx Oliver](#)

[2024-095_PostHSA](#)

[2024_095_Consistency](#)

7. Rezoning Petition: 2024-097 by Hendrick Automotive Group, LLC

Location: Approximately 3.18 acres located along the east side of Twin Lakes Parkway and the south side of Sam Roper Drive, west of Northlake Auto Plaza Boulevard. (ETJ - BOCC: 1-Powell; Closest CC 4-Johnson)

Current Zoning: OFC (office flex campus)

Proposed Zoning: ML-1 (manufacturing and logistics-1)

Public Hearing Held: November 18, 2024 - Item #29

Staff Resource: [Emma Knauerhase](#)

[2024_097_PostHSA](#)

[2024_097_CS](#)

8. Rezoning Petition: 2024-100 by 4000 Monroe, LLC

Location: Approximately 9.892 acres located along the south side of Monroe Road and the west side of North Wendover Road, north of the Norfolk Southern Railway. (Council District 1 - Anderson)

Current Zoning: ML-1 (manufacturing and logistics-1)

Proposed Zoning: IMU (innovation mixed-use)

Public Hearing Held: November 18, 2024 - Item #30

Staff Resource: [Emma Knauerhase](#)

[2024_100_Post_HSA](#)

[2024_100_CS](#)

9. Rezoning Petition: 2024-101 by EB Arrow Crystal Real Estate

Location: Approximately 20.56 acres located along the east side of J. W. Clay Boulevard, both the north and south sides of Waters Edge Village Drive, west of J. M Keynes Drive. (Council District 4 - Johnson)

Current Zoning: MUDD-O (mixed use development, optional)

Proposed Zoning: MUDD-O SPA (mixed use development, optional, site plan amendment)

Public Hearing Held: November 18, 2024 - Item #31

Staff Resource: [Michael Russell](#)

[2024_101_PostHSA](#)

[2024_101_RevSitePlan_2024_10_15](#)

[2024_101_Consistency](#)